



## City of Santa Barbara Planning Division

### STAFF HEARING OFFICER MINUTES

NOVEMBER 9, 2016

#### **CALL TO ORDER:**

Susan Reardon, Senior Planner, called the meeting to order at 9:03 a.m.

#### **STAFF PRESENT:**

Susan Reardon, Senior Planner  
Tony Boughman, Assistant Planner  
Betsy Teeter, Planning Technician  
David Eng, Planning Technician  
Jennifer Sanchez, Commission Secretary  
Krystal Vaughn, Commission Secretary

#### **I. PRELIMINARY MATTERS:**

- A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

There were no requests.

- B.** Announcements and Appeals.

Ms. Reardon announced that:

- 1) The November 23, 2016 Staff Hearing Officer meeting has been cancelled.
- 2) On November 3, 2016, the Planning Commission upheld an appeal of the August 31, 2016 Staff Hearing Officer's partial approval of an interior setback modification and approved the applicant's requested interior setback modification for a project located at 1127 Bath Street.
- 3) The appeal of the October 12, 2016 Staff Hearing Officer's partial approval of a front setback modification for a project located at 1547 Shoreline Drive will be heard by the Planning Commission on December 8, 2016.

C. Comments from members of the public pertaining to items not on this agenda.

None.

## II. CONTINUED ITEM:

\* THE FOLLOWING ITEM WAS CONTINUED FROM THE OCTOBER 12, 2016 HEARING. \*

ACTUAL TIME: 9:04 A.M.

A. APPLICATION OF TRISH ALLEN, AGENT FOR CAMMIE & MARK BELL, 825 ROBLE LANE, APN 019-252-008 & 019-252-009, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2016-00048) CONTINUED FROM OCTOBER 12, 2016 HEARING

The proposed project would add a new 645 square foot third-story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 265 square foot deck at the third floor level with a trellis, chimney and fireplace, a 30 square foot first-floor addition, and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,819 square feet on a 10,646 square foot lot in the Hillside Design District is 74% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks.

The discretionary applications required for this project are:

1. Front Setback Modification to allow additions and alterations in the required 30 foot front setback (SBMC §28.15.060 and §28.92.110);
2. Interior Setback Modification to allow additions and alterations in the required 10-foot interior setback (SBMC §28.15.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, and 15305, Minor Alterations In Land Use Limitations.

Present: Trish Allen, Agent; and Kent Mixon, Architect.

Ms. Reardon announced that this item had been continued from the October 12, 2016 hearing. At that hearing, she expressed concerns about the supportability of the modification, giving direction to the Applicant to study other alternatives that would

not require significant encroachment and to demonstrate why other areas are not available.

Public comment opened at 9:11 a.m.

Jeanne Palumbo spoke in opposition, expressing concerns regarding the addition to the garage and the lot merger.

Public comment closed at 9:14 a.m.

Correspondence in opposition from Jeanne & Michael Palumbo and Neil Greenleaves was acknowledged.

Ms. Reardon announced that she visited the site and surrounding neighborhood.

**ACTION:** **Assigned Resolution No. 071-16**  
Approved reduced encroachments of the Front Setback Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated October 6, 2016.

Said approval is subject to the condition added at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

### **III. NEW ITEMS:**

#### **ACTUAL TIME: 9:32 A.M.**

**A. APPLICATION OF DAVID WATKINS, AGENT FOR DAVID P. MEYERS, 1032 SANTA BARBARA ST, APNS 029-212-002 & 029-212-024, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MAX: 28-36 DU/AC)/PRIORITY HOUSING OVERLAY (MST2016-00071)**

The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,908 square feet, with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building with eight (8) units and 1,369 square feet of nonresidential development, and 11 covered parking spaces. The units will include seven (7) two-bedroom units and one (1) studio unit, with an average unit size of 970 square feet. An existing one-story office building and a one-story single-family residence are proposed to be demolished. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required.



The discretionary application required for this project is an Outdoor Living Space Modification to allow development of a dwelling unit in a multi-family residential project without providing the required private outdoor living space (SBMC §28.21.081 and §28.92.110);

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Present: David Watkins and Mark Shields, Agents.

David Eng, Planning Technician, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:38 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

**ACTION:** **Assigned Resolution No. 072-16**  
Approved the Outdoor Living Space Modification making the findings as outlined in the Staff Report dated October 27, 2016, and as revised at the hearing.

Said approval is subject to the condition added at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:42 A.M.**

**B. APPLICATION OF WILLIAM CHAPPELL, AGENT FOR STEPHEN BAY, 855 MIRAMONTE DRIVE, APN 035-050-038, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00200)**

The 30,298 square foot site is currently developed with a 2,600 two-story single-family dwelling with rear attached uncovered decks and an attached 400 square foot two-car garage. A permit was issued in 2015 for the addition of a 12' x 60' lap pool, spa, bocce court, exterior stairs, retaining walls, pergola and built-in outdoor kitchen, and fencing at an existing single-family residence. The project included alterations to an existing deck, wall, and columns, 100 cubic yards of grading to be balanced on site, and additional landscaping and site paving.

The discretionary application required for this project is an Interior Setback Modification to allow the two as-built decks to encroach within the required ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: William Chappell, Agent.

Betsy Teeter, Planning Technician, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:48 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

**ACTION:** **Assigned Resolution No. 073-16**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated November 3, 2016, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:53 A.M.**

**C. APPLICATION OF JILL HORTON, AGENT FOR WILLIAM SKIDMORE, 1746 LA CORONILLA, APN 035-081-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE (MST2016-00371))**

The 6,940 square foot site is currently developed with a 2,130 square foot one-story single-family dwelling with an attached 380 square foot two-vehicle carport and a side attached patio cover. The proposed project is to demolish the patio cover and enclose a portion of the patio area to habitable space. The proposed total of 2,546 square feet is 87% of the maximum guideline floor-to-lot area ratio (FAR).

The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence and a new window opening within the required ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).



Present: Jill Horton, Agent.

Betsy Teeter, Planning Technician, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:56 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

**ACTION:** **Assigned Resolution No. 074-16**  
Approved the Interior Setback Modification making the findings as outlined in the Staff Report dated November 3, 2016.

Said approval is subject to the condition added at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:59 A.M.**

**D. APPLICATION OF BRITTON JEWETT, ARCHITECT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN: 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2008-00311).**

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. The prior approved project involved the demolition of the existing structures, and the construction of a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The project requires compliance with Staff Hearing Officer Resolution No. 024-09, and Planning Commission Resolution No. 021-09. A subsequent Modification was granted in 2014 as a revision to the project to allow an approximately six-square foot addition to the garage and minor alterations to the garage for compliance with the minimum two-car garage dimensions. The current project is for a revision to include alterations to windows, patios, gates, fencing, railings, and other building details, an alteration to the front entry doorway, rooftop and eave, and a new outdoor kitchen with a built-in barbeque and a pizza oven to be located on the front patio in the secondary front yard.

The discretionary applications required for this project is a Front Setback Modification to allow the new built-in barbeque and pizza oven to encroach into the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Britton Jewett, Architect; and Mr. Mathews, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Betsy Teeter, Planning Technician, gave the Staff presentation and recommendation.

Ms. Reardon clarified the scope of the Front Modification request in that it also includes the "as-built" upper floor uncovered raised patio that is located within the Padre Street front setback.

The Public Hearing was opened at 10:03 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 075-16**  
Partial Approval of the Front Setback Modification making the findings as outlined in the Staff Report dated November 3, 2016.

Said approval is subject to the conditions added at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 10:11 A.M.**

**E. APPLICATION OF DON SWANN, APPLICANT FOR AARON GILLES, 270 COLEMAN AVENUE, 045-081-009, E-3 SINGLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN AND LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2016-00404).**

The project consists of a 453 square foot one-story addition to the existing 1,175 square-foot one-story single-family residence and construction of a new 383 square foot attached two-car garage. The project includes demolition of the existing 403 square foot attached garage, and minor interior remodel of 42 square feet. The new garage and bedroom addition are proposed to encroach into the northerly interior setback.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the new garage to be constructed within the required six foot interior setback (SBMC §28.92.110);
2. A Coastal Development Permit (CDP2016-00013) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, and Section 15305, Minor Alterations In Land Use Limitations.

Present: Don Swann, Applicant; and Aaron Gilles, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Tony Boughman, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:22 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 076-16**  
Approved the Interior Setback Modification and the Coastal Development Permit making the findings as outlined in the Staff Report dated November 2, 2016.

Said approval is subject to the conditions as outlined in the Staff Report dated November 2, 2016, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 10:28 A.M.**

**F. APPLICATION OF KEITH RIVERA, ARCHITECT FOR BRAD & CYNTHIA FROHLING LIVING TRUST, 321 OCEANO AVENUE, 045-071-003, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN AND LOCAL COASTAL PLAN LAND USE PLAN DESIGNATION: RESIDENTIAL, 12 DWELLING UNITS PER ACRE (MST2015-00347).**

The proposed project involves construction of a new two-story residential duplex consisting of a 1,765 square foot unit with a 444 square foot attached 2-car garage, and a 2,037 square foot unit with a 443 square foot attached 2-car garage. Related



site grading, utilities, paving, drainage and landscaping are also proposed. The 7,564 square foot project site is currently developed with a 1,186 square foot one-story single-family dwelling, including a 228 square foot attached 2-car garage, which will be demolished.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow greater residential density than currently allowed in the R-2 zone due to R-2 lot slope density requirements (SBMC §28.18.075 and SBMC §28.92.110.A.2); and
2. A Coastal Development Permit (CDP2015-00012) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183, Projects Consistent With A Community Plan Or Zoning, and Section 15305, Minor Alterations In Land Use Limitations.

Present: Keith Rivera, Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Tony Boughman, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 10:36 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

An email in opposition from Joseph M. Gonzalez, Ph.D. was acknowledged.

**ACTION:** **Assigned Resolution No. 077-16**  
Approved the Lot Area Modification and the Coastal Development Permit making the findings as outlined in the Staff Report dated November 2, 2016, and as revised at the hearing.

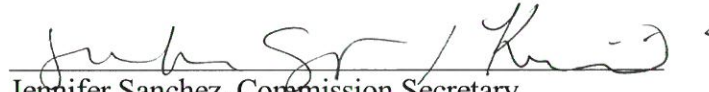
Said approval is subject to the conditions as outlined in the Staff Report dated November 2, 2016, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**IV. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 10:48 a.m.

Submitted by,

Handwritten signatures of Jennifer Sanchez and Krystal Vaughn, separated by a vertical line.

Jennifer Sanchez, Commission Secretary

Krystal Vaughn, Commission Secretary